

January 31, 2008 Minutes of Bigfork Land Use Advisory Committee

Committee members present: John Bourquin, Darrel Coverdell, Shelley Gonzales, Paul Guerrant, and Gary Ridderhoff. There were 5 members of the public present.

Chairman Bourquin called the meeting to order at 4:04 PM, and called for adoption of the agenda. Agenda was approved. M/S Gonzales/Ridderhoff.

Minutes of the December 27, 2008 meeting were approved as emailed. M/S Coverdell/Guerrant.

ADMINISTRATOR'S REPORT:

A. Sign Violations: Pat reported she had a conversation with Jonathan Smith, County Attorney, and so far there was some dialog between the Planning Dept (George Smith) and at the present time nothing was happening due to busy conditions. Pat will get in touch with George Smith next week.

B. Application Status Touris-Sneed (Industrial Zone on Highway 83) denied at the Planning Board has been continued until February 14, 2008, 9:45 am in the Commissioners Office. Taylor (Sag 10 to Sag 5 on Mc Caffery Rd) passed 5/3

C. Bigfork Neighborhood Plan: 1) There will be a Bigfork Steering Committee Public Meeting in conjunction with the County Planning Board on the revised neighborhood plan on Thursday, February 7, 2008, 7:00 at Bethany Lutheran Church. 2) Revised 100-year flood plane maps. There seems to be some misinformation stemming from the floods and natural disasters that have been happening in the USA these past few years. Alex Hogle from the Flathead Head County Planning Department cleared up the rumors. Flathead County has **not** changed their 100-year flood plane map so that insurance companies can have a mandatory flood charge on their policies. A discussion followed and it was suggested that the new Bigfork Neighborhood Plan should have a very conspicuous disclaimer on the 100-year plane map

D. BLUAC Vacancy: Each member had a copy of the letter applying for the position from Chuck Gough and Al Johnson to review. A motion was made to approve Chuck Gough and it passed unanimously (m/sc Gonzales/Coverdell)

APPLICATIONS:

A. A request by Crestview Housing Limited Partnership, for a conditional use permit to operate a senior housing project within the Bigfork RA-1 (residential apartment) Zoning District. The applicants are proposing to use existing dwellings on the property (2 buildings with 4 units each plus a dwelling for the manager), and are requesting 8 additional dwellings in 2 buildings (4 units in each building). The project is proposed to provide unique and affordable housing opportunities to a specific population within the community.

Staff: Alex Hogle presented this application. He had not worked on it so he read directly from the prepared statement and county conditions which included easement, parking, suitable lighting, and the proper signage to mention a few of them.

Applicant: Narda Wilson, spoke for the applicants and showed a rendering of the plans. She mentioned you must be over 62 and your income at a certain level in order to apply for this housing. There will be some 1-bedroom apartments and a few 2-bedroom apartments. This project will meet all state requirements for senior and lower income occupants. The reason the building was started before the conditional use permit was issued was an oversight by the owner. All the proper steps are now being taken. Julie Spencer of Bigfork Water and Sewer stated that this property was not zoned correctly when they were applying for sewer hookups. The engineer is working on this problem they have been approved to extend the time. When they have it hooked correctly they will be given a will-serve letter, which is also one of the County's conditions.

Public Comment: None

A motion was made to approve the application (m/sc Guerrant/Gonzales). Gonzalez moved the motion be amended to say that all the county's conditions remain attached and must be met. The amendment passed unanimously and then the original motion passed unanimously. This will be heard at the Board Of Adjustment, Flathead County Planning & Zoning Office, 1035 First Avenue West, Kalispell, on February 5, 2008.

B. A request by Quarter Circle LA Ranches, Inc for preliminary plat approval of Saddlehorn I First Amendment Plat, a 44 (22 single family and 22 townhouses) lot residential on 22.37 acres. Lots in the subdivision are proposed to have public water and sewer systems. The property is located south of Montana Hwy 209 in Bigfork.

Staff: Alex Hogle presented this application. He reminded the board that in Saddlehorn I these were listed as Future Sites 1 through 7. We are addressing 1 through 6 tonight. He also stated some conditions. 1 through 4 will have couple of different plans and townhouses. They will be cabin sites and townhouses. The cabins will be 1200 to 1500 square feet, the townhouses will share a wall and each side is 28 by 60 feet and a common access point. The staff was impressed by the presentation and by the fact they are trying to keep a small footprint on the land. There have been several conditions specified by the county and all but one has been met. Some of the parcels in 5 and 6, where they are on a steep incline, look to be very difficult to use the driveway. Alex wants a qualified engineer to look at them. Alex does feel this can be worked out. There is some impact on the land as there always is in a development. Storm water will be taken care of on site and the covenants will be addressed. The density remains the same, no increase at all. When the project is finished, HWY 209 will be the main entrance to Saddlehorn.

Applicant: Doug Averill gave an overview on what was happening – Ranch Road underwent a major improvement, we had always anticipated that Ranch Road to Barn Dance Trail would be a secondary entrance, so we widened Ranch Road to meet the primary requirement of 24 feet as well. We first envisioned a park and walk community but that was not feasible so now we are faced with more driveways and we are to have as many shared as possible. We will be getting a rock crusher to crush gravel and use that gravel for our own roads. We have many miles of infrastructure completed and as soon as the frost disappears we start with dry utilities. Ralph Walton had a site map and showed how the topography has changed some things on some lots; no major changes just some tweaking.

Public Comment:

Craig Wagner: After attending these meetings, BSC meeting, and now Board of Adjustment meetings I have never seen such a complete presentation. You should approve!

Public comment closed.

A motion was made to approve (Gonzales/Guerrant). Then an amendment was made to have all the county's conditions remain attached and must be met. (m/sc Guerrant/Gough) The amendment passed unanimously. The motion passed unanimously.

This will be heard by the Planning Board Flathead County Planning & Zoning Office, 1035 First Avenue West, Kalispell, on February 20, 2008.

OLD BUSINESS:

A. Compression Brakes: Chairman Bourquin shared with all present that the State Department of Transportation did approve the signage and the County Commissioners signed approval. So we should eventually have 5 new signs to point out to truckers.

The letter, with the Commissioner's signatures is in the secretary's notebook.

NEW BUSINESS:

A. Joe Magaddino, architect, made an informal presentation out of courtesy. He showed an architectural rendering of a proposed new building in the location of the Double Eagle Bar. It is a two-story building that fits in well with a western type appearance. This building is going to lease different size retail

areas. He also wanted to apologize for the mess they are going to make as they do not have any back area on Osborn St. The building demolition will begin this spring and there will have to be a dumpster on the sidewalk. Mr. Charles Bradshaw and Mr. Magaddino do apologize to the winter people. He will close down in the summer so as not to interfere with our summer visitors and the traffic. They also apologize for next fall and winter as the winter people get all the contractor vans downtown.

PUBLIC COMMENT:

None

Meeting was adjourned at 6:00 PM

Pat Wagner
BLUAC Acting Secretary